

**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Tess Nguyen, Associate Planner
DATE: January 14, 2009

SUBJECT: **COASTAL DEVELOPMENT PERMIT NO. 2008-024 (PACIFIC COAST HIGHWAY BUS TURNOUT UPGRADES)**

LOCATION: 20903 Pacific Coast Highway, 92648 (west side of Pacific Coast Highway between First Street and Huntington Street)

Applicant: City of Huntington Beach, Public Works Department, 2000 Main Street, Huntington Beach, CA 92648

Property Owner: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

Request: To permit the construction of 8 bus shelters, 16 bus benches, and other amenities (trash and ash containers, planters) for bus riders at existing Orange County Transportation Authority (OCTA) bus stops.

Environmental Status: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

Zone: SP5-CZ (Downtown Specific Plan – Coastal Zone)

General Plan: OS-S (Open Space – Shoreline)

Existing Use: Bus Turnout with Benches

RECOMMENDATION: Staff recommends approval of the proposed project based upon the following findings:

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15303 of the CEQA Guidelines, because the project consists of the construction of small structures such as bus shelters, benches, and other amenities at the existing Orange County Transportation Authority bus stops.

SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2008-024:

1. Coastal Development Permit No. 2008-024 to permit construction of 8 bus shelters, 16 bus benches, and other amenities (trash and ash containers, planters), as proposed, conforms with the General Plan, including the Local Coastal Program. The project is consistent with the following Coastal Element Land Use Objectives and Policies:
 - a. C 2.3: Promote mass transit opportunities within the Coastal Zone.
 - b. C 2.3.1: In serving additional recreational traffic demand, place primary emphasis on facilitating public transit such as providing incentives to use public transit while maintaining the present level of parking.

The current Orange County Transportation Authority bus turnout on Pacific Coast Highway has no bus shelters and only a few bus benches with no other amenities. The proposed construction of 8 bus shelters, 16 bus benches, and other amenities will encourage additional use of the transit system as an alternative to automobiles by providing transit riders with protection from the elements. In addition, the bus shelters, benches, trash containers, and planters are designed to be aesthetically attractive and complement with the surrounding buildings.

2. The project is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code including permitted uses and location.
3. At the time of occupancy the proposed development can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The bus shelters, bus benches, trash containers, and planters will be constructed at an existing transit facility where electrical services are available for the bus shelters.
4. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The proposed bus shelters, bus benches, trash containers, and planters will not impede public access or impact public views to coastal resources. The existing 6-foot wide sidewalks will be maintained to allow for pedestrian access. The bus shelters will be designed to have stainless steel mesh and translucent panels to allow views to coastal resources.

SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2008-024:

1. The site plan and elevations received and dated November 13, 2008 shall be the conceptually approved design with the modification that trash receptacles shall be provided at each of the bus shelters.
2. Prior to the start of any construction activity, the following shall be completed: **(CS)**
 - a. Alterations to the existing planter area, including plant material and irrigation system, shall be reviewed and approved by the City's Landscape Architect.
 - b. The applicant shall provide a construction schedule to the Community Services Department.
3. Prior to completion of construction, any damage to the existing retaining walls, parking lots and landscape areas resulting from construction of the bus shelters shall be repaired. **(CS)**
4. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.